



*The Sunshine City* •

# CITY OF TUCSON

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DEPARTMENT OF PLANNING  
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January 8, 2001

To All Interested Parties

Subject: Land Use Code (LUC) Revisions Concerning Manufactured Housing Units

On November 27, 2000, Mayor and Council adopted Ordinance #9443, which became effective on December 27, 2000. The ordinance sets forth certain criteria for installation of a manufactured housing unit on a site. The restrictions and design criteria do not apply to development in the mobile home zones, MH-1 or MH-2.

Prior to the adoption of this ordinance, the Land Use Code:

- defined a manufactured housing unit as "A multisectional mobile home dwelling manufactured after June 15, 1976, to standards established by the U. S. Department of Housing and Urban Development which has external dimensions of at least twenty-four (24) feet by forty (40) feet and is installed on a permanent foundation. A manufactured housing unit is considered equivalent to a single-family dwelling. A wall shall be installed continuously, except for ventilation and access, along the entire perimeter of the unit between the unit and the ground to give it the appearance of a site-built house. The wall shall be of masonry construction or similar material. The tongue, axles, transporting lights, and towing apparatus shall be removed before occupancy." (LUC Section 6.2.13);
- permitted units in all zoning districts where dwellings were permitted, with the exception of the R-1 zone, where they could be placed only in subdivisions recorded after January 1, 1982.

Ordinance #9443:

- does not change the definition of a manufactured housing unit;
- adds design criteria for placement of the unit in SR, RX-1, RX-2, R-1, R-2, and R-3 zones;
- further restricts placement of manufactured homes in the R-1 zone, in that they must be located in a subdivision in the R-1 zone recorded after January 1, 1982, and also may not be located in any resubdivision of a subdivision recorded prior to January 1, 1982.
- permits the use of manufactured housing units in Residential Cluster Project development (per Section 3.5.7.1.F of the Land Use Code);

- permits the use of manufactured housing units within a subdivision clearly identified as a manufactured housing subdivision which has been approved and for which permits for manufactured homes for twenty-five (25) percent or more of the lots within the subdivision have been issued prior to November 27, 2000; and
- establishes design criteria which require that:
  - the unit be placed on an excavated and backfilled foundation (ground-set);
  - if the home is located within a floodplain, the bottom of the lowest floor joist is to be a minimum of one (1) foot above the one-hundred year base flood elevation;
  - no more than eight (8) inches of perimeter skirting wall is to be visible from the street frontage of the property;
  - the skirting wall must match the exterior color of the home;
  - the exterior siding materials are to be either hardboard, vinyl, or stucco;
  - concrete or masonry steps are to be provided for the entry on the street side of the home;
  - all entry doors on the street side of the home are to be inward-swinging; and
  - the roofing style and materials are to be either flat roof (Pueblo style), steel rib roof, or a shingle or tile roof, with all roofs other than the flat roof having a minimum pitch of 3:12, and all pitched roofs other than a roof behind a parapet to have a minimum six (6) inch eave on all sides of the home.

If you have any questions, please call the Planning Department at (520) 791-4571.